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WHITNEY REDEVELOPMENT PROJECT

RELOCATION PLAN

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BOSTON REDEVELOPMENT AUTHORITY
73 TREMONT STREET
BOSTON, MASS.

Whitney St.
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MARCH 1959

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THE PLAN

A. Description of the Proposed Administrative Organization for Relocation Execution

1) Authority Responsibility

It is the responsibility of the Authority to relocate all persons displaced from the project area into decent, safe and sanitary dwellings, reasonably accessible to their places of employment and in areas not generally less desirable in regard to public utilities and public and commercial facilities and at rents or prices within the financial means of the families displaced.

2) Functions to be Performed by the Relocation Department

a) Relocation office will be established on the project site to undertake the relocation.

b) A comprehensive site-occupant survey will be made.

c) A continuing survey will be conducted of all available accommodations which meet the standards of Boston's Housing Code.

d) The cooperation of social, civic, and real estate groups will be enlisted.

3) Types of Professional Staff to be Used

The Relocation Office will be staffed by a Relocation Chief, Housing Evaluation Field Workers, and a stenographer.

B. Site Occupant Survey

A thorough survey of every site occupant will be made by the staff field workers to obtain complete factual information on family size, income, composition, race, public housing eligibility information, etc., for the residential occupants and the space requirements, rental capacity and other operational specifications or data for the non-residential site tenants. The site occupant survey will commence as soon as possible after the approval of the project by the State Housing Board and will be undertaken simultaneously with the Title Searches and Engineering Surveys in preparation for the eminent domain taking.

C. Availability of Housing Accommodations

1) Permanent Public Housing Resources

The Boston Housing Authority is presently operating 13,837 dwelling units, 10,156 Federally-aided and 3,681 State-aided. Families being displaced by an urban redevelopment project have priority in admission to public housing developments, Chapter 121, General Laws. In 1958 the Boston Housing Authority had 2,235 dwellings vacated, a turnover rate of 16.1%.

2) Permanent Private Rental Resources

The most recent comprehensive survey of vacant dwelling units was undertaken in March, 1958, by the United States Postoffice Department, under the direction of the Federal Housing Administration. It revealed 5808 vacant dwelling units of a total of 231,861 in the City of Boston, a ratio of 2.5%. This is the same vacancy ratio found by the Bureau of the Census in the 1956 Housing Inventory for the Boston Standard Metropolitan Area, and shown in Volume III, Part 3 of the published data.

This Authority has had an advertisement seeking listings of private rental units in the Boston papers several times in the past year. An average of 105 listings of standard rental units have been received each time the advertisement has been used.

3) Permanent Private Sales Housing Resources

The 1958 survey of occupants in the proposed project area indicated but 20 owner occupants of residential property. There is an ample supply of sales housing in all price ranges available if these families are interested in purchasing replacement properties.

4) Temporary Housing Resources

In some cases - in order to expedite demolition and site improvements and to remove families from the hazards of the project area into decent, safe and sanitary dwellings - it may become necessary to provide temporary relocation housing within the project area. The flexibility of the execution of the relocation plan would be increased; owner-occupants would be given enough time to purchase replacement properties, and the Authority would gain by having additional time in which to find desirable permanent housing for the other displaced families.

D. Relocation Standards

1) Standards for Permanent Relocation Housing

a) Public Housing:

The Boston Housing Authority will relocate all site tenants who are eligible for public housing in low-rent public housing units built under either Federal Public Housing Administration standards or under the provisions of Chapter 121 of the laws of the Commonwealth of Massachusetts (the Housing Authority Law.)

b) Private Relocation Housing:

In the Relocation Field Office a listing service of available vacant apartments will be established in cooperation with public agencies, private agencies and individuals. In order to qualify as permanent relocation housing, the dwelling units must meet the following general requirements:

it must be so located that the principal worker in the family can reach his place of employment within a reasonable time;

the net monthly rental of the apartment, excluding the cost of electricity and gas, but including the cost of heat and water, shall not be more than 25% of the family's monthly income before taxes;

each dwelling unit offered for relocation housing will be inspected by a trained housing inspector to establish the fact that the dwelling unit is decent, safe and sanitary.

A dwelling unit must meet the following standards:

1. It must have a kitchen sink which is in good working condition and which is properly connected to the City water and sewer system;

2. It must have safe and adequate cooking facilities;

3. It must have safe and adequate heating facilities;

4. It must have a room which affords privacy to a person within it and which contains a flush water closet and a lavatory basin in good working condition and properly connected to the City water and sewer system;

5. It must have a room which affords privacy to a person within it and which contains a bathtub or shower in good working condition and properly connected to the City water and sewer system;

6. Every kitchen sink, lavatory basin, and bathtub or shower required as equipment for a standard dwelling unit shall be properly connected with both hot and cold water lines;

7. It shall have adequate rubbish storage facilities and garbage disposal facilities;

8. It shall have adequate and properly connected water heating facilities;

9. It shall be adequately lighted and ventilated;

10. There shall be 150 sq. ft. of floor space for the first occupant of a standard dwelling unit and at least 100 additional sq. ft. of floor space for each additional occupant; floor space to be computed shall be the total habitable room area. Floor space shall be subdivided into sufficient rooms to be adequate for the family.

11. There shall be two safe, unobstructed means of egress leading to safe and open space at ground level;

12. It shall be structurally sound, in good repair, and shall be in an adequate state of maintenance.

2) Standards for Temporary Relocation Housing

a) Temporary relocation housing in the project area.

Temporary relocation of site tenants to other sections of the project area will be held to a minimum and will only be utilized to facilitate demolition or other site preparation work. The cost of all such temporary relocation will be borne by the Authority. Standards for temporary relocation housing are as follows:

The unit must:

(1) contain facilities, in working order, similar to the unit vacated;

(2) be in a satifactory state of maintenance;

(3) be sufficiently large to be adequate for the family;

The Authority is still responsible for permanent relocation of every person living in the Project Area.

E. Policies and Procedures for Locating, Inspecting and Referring Site Occupants to Permanent Relocation Accommodations

1) Locating of Accommodations

a) Public Housing

State legislation (Chapter 121, General Laws) makes it mandatory to give priority in public housing vacancies to displaced eligible families. It is the policy of the Boston Housing Authority to give top priority to these families. This has been demonstrated many times in the past where areas have been cleared for public housing and urban redevelopment projects.

The list of families eligible for public housing and their space requirements will be turned over to the Tenant Selection Department of the Boston Housing Authority for assignment. A relocation field worker will be designated to act as liaison between the Relocation Department and the Tenant Selection Department of the Boston Housing Authority.

b) Private Housing

The cooperation of the business, social and civic groups will be solicited to locate available accommodations. Newspaper advertisements on vacancies will be checked. A publicity campaign will be instituted to contact owners of property and to solicit general public support for information on available housing vacancies.

2) Inspecting Relocation Accommodations

a) Public housing assignments will be checked via management records;

b) Private housing - will be inspected by trained housing inspectors using the form listed as UR-5 in the list of exhibits.

3) Basic Records on Relocation

A comprehensive survey of site occupants will be made and complete records maintained on each site occupant. The inspection of available accommodation will be recorded and the certified accommodations will be matched against site occupant needs. Referrals will be made and a record of the results of referrals for each occupant will be maintained.

F. Notification to Site Tenants

A registered letter with request for receipts to be returned will be prepared and sent to each site tenant and owner on the date of recording of Eminent Domain.

This letter will notify the site tenants:

1) that the Redevelopment Authority has acquired the property by eminent domain on said date;

2) of the reason for the acquisition;

3) of the Authority's responsibility and obligations on relocation under Chapter 121;

4) of the rental obligations to the Authority;

5) of the date that they will be required to terminate occupancy;

6) of the opening of a field office for official contacts, assistance and information, and the name of the person in charge, the address, and the hours of business. The property owners will receive a similar letter with the additional information on their rights under an eminent domain taking;

7) of the availability of "Relocation Payment;"

G. Financial Assistance

a) The policy of the Authority will be to make "Relocation Payments" to all site occupant families on the following basis:

Size of unit occupied	Fixed Amount
1 Room	$ 30.00
2 Rooms	42.00
3 "	60.00
4 "	72.00
5 "	84.00
6 "	96.00
7 or more rooms	100.00
Single person not owning furniture	5.00
Family not owning furniture	10.00

The Authority will pay the actual and necessary moving expenses, plus personal property losses, in lieu of the above schedule, but not to exceed $100.00 if the family being relocated so desires.

b) The Authority will make "Relocation Payments" to business concerns being displaced from the project area as compensation for their actual and necessary moving expenses and/or direct losses of personal property, up to a maximum of $2,500. The regulations governing these payments will be similar to those published in the Federal Register, dated December 31, 1957.

c) The policy of the Authority will be to undertake legal eviction action against site families:

1) who are able to but refuse to pay rent;

2) who refuse without valid reasons two or more referrals of certified and suitable accommodation;

3) who continue to use premises for immoral or illegal purposes;

4) who refuse to accept temporary relocation, when essential to clear a portion of the site, in accommodations at least as good in all respects as their present accommodations;

5) who are squatters in dwelling units vacated by families that are relocated.

d) Policies and administrative procedures for assistance in lieu of eviction proceedings:

The policy of the Authority will be to give assistance to persons and families where hardship is clearly established and the only alternative is to institute eviction proceedings. Each case will be screened by Authority personnel and final approval will be given by the Executive Director or Assistant Executive Director.

State Law on Relocation of All Persons

Part III of Chapter 121 of the General Laws fixes conditions and responsibilities regarding relocation under Section 26LL as follows: "If a housing authority shall sell or lease any property acquired by it for a land assembly and redevelopment project, the terms of such sales or leases shall obligate the purchasers or lessees .....(c) to give preference in the selection of tenants for dwelling units built in the project area to families displaced therefrom because of clearance and redevelopment activity, who desire to live in such dwelling units and who will be able to pay rents or prices equal to rents or prices charged other families for similar or comparable dwelling units built as a part of the same redevelopment;"

H. Relocation Schedule

In the Whitney Redevelopment Area there are approximately 291 families. Based on previous experience, it is estimated that all families can be relocated within eight months from the date of the eminent domain taking.

SUPPORTING DOCUMENTATION

WHITNEY REDEVELOPMENT RELOCATION PLAN

A survey of families living in the project area was made in 1958 in order to obtain information regarding family size, income, rent paying ability and eligibility for subsidized public housing.

In tabulating the information obtained, eligibility for public housing was determined by applying the special admission income limits of the Federally-aided public housing program applicable to displaced families as well as the admission limits of the State-aided program. The limits of the Federally-aided program are given below:

Family Composition	Admission Limits Net Income after Exemptions
1-2 persons	$4100 per annum
3-4 persons	4400 " "
5-6 persons	4700 " "
7 or more persons	5000 " "

Survey in Whitney Redevelopment Area - 1958
Eligibility of Families for Public Housing -

Status	Percent
Eligible	75.8
Ineligible	24.2

Percentage Distribution of Families in Occupied Dwelling Units by Size and Family

Size of Family	Percent	Cumulative Percent
one person	15.8	
two persons	19.	34.8
three persons	21.	55.8
four persons	15.8	71.6
five persons	10.5	82.1
six persons	9.5	91.6
seven or more persons	8.4	100.0